

TOPSOIL CULTIVATION In accordance with BS 3882. Apply glyphosate herbicide prior cultivation and allow the recommended period before further action. Ensure ground is free draining by breaking up subsoil and installation of land drainage as required. Do not work the soil in frozen or waterlogged condition. Remove any debris and stones greater than 50mm from surface and cultivate to suitable tilth for planting. Rake surface to achieve required level flush with adjacent paving for turf and 50mm below for planting to allow for mulch layer and smooth flowing contours for open space areas without hollows or soft areas. Topsoil depths to be minimum 150mm for grass and 450mm for planting and at least 300mm of suitable subsoil beneath the topsoil layer. Site topsoil to be supplemented with imported topsoil in accordance with BS 3882. Shrub beds in grass areas to be neatly cut to layout shown.

PLANTING Plant material shall conform to the National Plant Specification and be healthy, vigorous specimens, well rooted but not pot bound, free from pests and disease, hardy and undamaged by transport operations in accordance with HTA 'handling and establishing landscape plants'. Planting and turfing to be in accordance with BS 3936 and 4428. Plant species substitutes will be permitted to accommodate availability and to include stock of particular good quality in nursery provided these are of a similar habit, size, colour, value etc and that they are **approved in advance** by the Landscape Architect. Native species to be local provenance. Bare root and rootballed plants to be planted between November and March. Backfill of planting holes and tree pits to be excavated topsoil with 25% by volume tree and shrub planting compost. Shrub pits to be generally 300 x 300 x 300mm or 75mm wider and deeper than the root spread. Tree pits to be 900 x 900 x 600mm or 150mm wider than the root spread. Stakes to be two 75mm diameter pointed stakes driven until firm and trimmed to 900mm above G.L. with 50 x 100mm crossbar screwed to stakes. Rubber tree cushion nailed to crossbar and rubber tree belting nailed to secure tree. Single 75mm diameter stake for bare-rooted trees with rubber tree belting with spacer. Apply slow release fertiliser (16:10:10) at rate of 100g/sq.m. to planting areas and 250g per tree. Thoroughly water planting.

PLANTING DENSITIES/ SETTING OUT Refer to the Planting Schedule for densities. Where a bed is indicated as mixed species on the plan, the area should be divided equally between the species shown and the relevant density for that species applied to that proportion of the bed. Taller species to the rear of the bed and smaller species to the front planted in bold groups of single species and not mixtures unless clearly requested on the plan annotations.

TREE RABBIT GUARDS If rabbit activity is noted in the area and guarding is authorised each bare-rooted native plant hedge plant to receive a 12/14 weight 900mm cane and 60cm clear spiral guard. Trees to receive 90cm spiral guard. If extensive rabbit activity is observed rabbit fencing to ornamental areas will be required as directed by the Landscape Architect.

MULCH Spread 50mm layer of general purpose bark mulch, free from large sticks, and debris over all shrub areas, 800mm wide strips for hedging and 800mm diameter circles for tree pits in grass with neatly trimmed edge.

TURFING Following cultivation preparation specified above supply and lay Rolawn Medallion turf or similar approved with staggered joints close butted to uniform levels to finish 25mm above adjacent paving levels once well tamped down. Use sharp sand spread on surface to achieve fine tuning of levels. Thoroughly soak turf on completion and ensure regular watering is arranged until the turf has rooted. Do not turf in waterlogged or frozen conditions.

SEEDING AMENITY GRASS Following cultivation preparation specified above apply Bost on Seeds Low maintenance amenity mix or similar approved at a rate of 35gms/sq.m. and roll with quad or hand drawn ballast grass roller. Apply water with sprinkler hose in dry conditions to ensure germination. Levels to be flush with adjacent paving following firming and settlement of topsoil. Further stone-picking, top-dressing and re-seeding of bare patches to ensure uniform, level grass is established. Re-roll as required at first cut stage.

SEEDING WILDFLOWER GRASS Prepare as for amenity grass and sow 3-5 g/sq.m. of mix BS1M supplied by Boston Seeds and applied in accordance with their recommendations.



Tree Maintenance Specification

The following tree maintenance tasks should apply to trees within the POS areas to be managed by the appointed Management Company.

YEAR 1

- Existing trees.** Clear the Category 'U' trees identified in the Tree Report by Westwood Landscape. Carry out an Arboricultural monitoring survey of the retained trees and hedge to the east boundary at the end of the first year to check for signs of deterioration. Action the recommendations of the Tree Survey Report and any additional requirement arising from subsequent surveys. Pruning to trees should include removal of any storm damage or deadwood and to maintain a balanced crown with suitable ground clearance in public areas to maintain safety. Pruning to proceed in September to mid-February to avoid bird nesting season and wildlife disturbance.
- Proposed trees.** Check stakes and ties 12 times, straightening, re-firming and tie adjustment as required to ensure that the trees are firmly supported but not restricted by the ties. Prune once to remove deadwood and damaged stems and to encourage good canopy form. Fertilise once with Osmocote 17-9-10+2MgO+TE slow release fertiliser, water as required. Replace failed trees within the tree planting season with the same size, species and variety unless an alternative variety is approved by the LA and LPA. Replace the stakes and crossbars if damaged. All trees to be monitored for health and appropriate pruning and pest & disease control adopted. Pruning to remove dead, diseased, crossed or dangerous branches. Treat for pest and disease emergence as required to maintain healthy growth. Apply glyphosate herbicide or hand weed to maintain weed-free area around the tree base and top up the bark mulch to maintain a uniform 50mm layer in a neat circle to the tree base.

YEARS 2 - 5 and on-going annual maintenance

- Repeat all tasks scheduled for Year 1 each year.
- Remove tree guards where applicable at end of year 3 and stakes from year 4 onwards when trees are showing evidence of adequate support. Replace any failed plants within the 5-year defects period specified by the Local Planning Authority.
- Pruning to maintain healthy growth and appropriate target habit for each species with balanced crown and suitable clearance above ground level to prevent obstruction. Dead wood and main stem basal suckers to be removed.
- Monitoring of pests and diseases and application of appropriate pesticides, fungicides and herbicides as required. DEFRA to be contacted if pests observed which have been identified as significant risk of spreading. Planting maintenance standards in accordance with BS4043.

PLANTING SCHEDULE				
Type	Key	Specification	No/SQ.M.	
TREES				
Acer campestre	AC	BR Feathered, 2-2.5m	N/A	
Alnus incana	AI	RB 8-10cm	N/A	
Alnus glutinosa	AG	BR Feathered, 2-2.5m	N/A	
Betula pendula	BP	RB 8-10cm	N/A	
Carpinus betulus fastigiata	CB	RB 8-10cm	N/A	
Crataegus Pauls Scarlet	CPS	RB 8-10cm	N/A	
Malus sylvestris	MS	BR Feathered, 2-2.5m	N/A	
Pinus sylvestris	PS	C45 1.2-1.4m	N/A	
Prunus 'Pink Perfection'	PP	RB 8-10cm	N/A	
Sorbus aria 'Lutescens'	SAL	RB 8-10cm	N/A	
Sorbus aucuparia	SA	BR Feathered, 2-2.5m	N/A	
SPECIMENS				
Amelanchier lamarckii	AME	C10	N/A	
Cotoneaster Cornubia	COT	C10	N/A	
Euonymus ovatus	EO	C10	N/A	
Phormium Yellow Wave	PY	C10	N/A	
Pinus mugo	PM	C10	N/A	
SHRUBS & HERBACEOUS				
Bergenia cordifolia	Bc	C2, 20-30cm	5	
Ceanothus 'Autumnal Blue'	Ca	C2, 30-40cm	3	
Cistus Silver Pink	Cs	C2, 20-30cm	3	
Cotoneaster lacteus	Cla	C2, 30-40cm	3	
Euonymus fortunei 'Blondy'	Eb	C2, 20-30cm	3	
Euonymus fortunei 'Emerald Gaiety'	Ee	C2, 20-30cm	4	
Escallonia 'Red Elf'	Er	C3, 30-40cm	3	
Eleagnus ebbingei	Ei	C2, 20-30cm	2	
Geranium Johnsons Blue	Gj	C2, 10-15cm	5	
Hebe 'Autumn Glory'	Hg	C5, 20-30cm	4	
Hebe 'Blue Gem'	Hb	C5, 20-30cm	4	
Hebe 'Midsummer Beauty'	Hm	C2, 20-30cm	4	
Hypericum Hidcote	Hy	C2, 20-30cm	3	
Lonicera nitida 'Malgreen'	Ln	C2, 20-30cm	3	
Olearia haastii	Oh	C2, 20-30cm	3	
Potentilla 'Lovely Pink'	Pp	C2, 20-30cm	3	
Senecio sunshine	Ss	C2, 20-30cm	3	
Spiraea japonica 'Goldflame'	Sj	C2, 20-30cm	3	
Vinca minor Atropurpurea	Vm	C2, 20-30cm	4	
CLIMBERS				
Pyracantha Red Column	Py	C3, 30-40cm	as shown	
ORNAMENTAL HEDGE				
Escallonia rubra Macrantha	EMH	C3, 30-40cm	4/m	
NATIVE HEDGE				
	NBH	5/lin. m. double row	% MIX	
Prunus spinosa	Pru spi	BR, 45-60cm	13	
Crataegus monogyna	Cra mon	BR, 45-60cm	60	
Ilex aquifolium	Ile aqu	C3, 45-60cm	10	
Corylus avellana	Cor ave	BR, 45-60cm	5	
Sambucus nigra	Sam nig	C2, 45-60cm	5	
Rosa canina	Ros can	BR, 45-60cm	5	
Lonicera periclymenum	Lon per	C2, 60-90cm	2	
BULBS				
Narcissus	N		As Shown	

Rev D 2806 24 Ecological Mitigation Measures revised BW
Rev C 24 06 24 Ecological Mitigation Measures and notes BW
Rev B 20 06 24 Tree Maintenance Specification added BW
Rev A 06 04 22 Minor planting revisions BW



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www.westwoodlandscape.co.uk

**Gleeson Homes Ivy Mill
Phase 2, Whitehaven**

Landscape Plan

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